

**United States Department of the Interior**  
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**Historic name: Lawrence and Audrey Pricher ResidenceOther names/site number La Pietra Condominium Unit 32

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**Street & number: 3065 La Pietra CircleCity or town: Honolulu State: Hawaii County: HonoluluNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide   X   local

Applicable National Register Criteria:

  X   A \_\_\_ B   X   C \_\_\_ D

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Signature of certifying official/Title:

Date

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State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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Signature of commenting official:

Date

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Title :

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State or Federal agency/bureau  
or Tribal Government

La Pietra Condominium Unit 32  
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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☒  
Public – Local ☐  
Public – State ☐  
Public – Federal ☐

##### Category of Property

(Check only **one** box.)

- Building(s) ☒  
District ☐  
Site ☐  
Structure ☐  
Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>                    </u>	<u>                    </u>	structures
<u>                    </u>	<u>                    </u>	objects
<u>1</u>	<u>                    </u>	Total

Number of contributing resources previously listed in the National Register None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Multiple Dwelling

**Current Functions**

(Enter categories from instructions.)

Domestic/Multiple Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawaii

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls,  
poured concrete foundation.

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary Paragraph

The Lawrence and Audrey Pricher residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces west and sits on a leg of La Pietra Circle on a slightly sloping parcel with its front lawn flowing down to the street. It is the right half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly projecting from its neighboring unit. It has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation and a free standing, three car carport adjoins the unit on its right (south) side. The three bedroom, three bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

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## Narrative Description

The Lawrence and Audrey Pricher residence is located just off the lower side of the third and final bend in La Pietra Circle on an extension off the circle with three duplexes on it. A set of six concrete steps with a wrought iron handrail on its left (north) side traverses the sloping front lawn and leads up from the street to the unit's inset entry lanai. A natal plum hedge (*Carissa grandiflora*) is to either side of the steps. At the top of the steps a clump of Macarthur Palms (*Ptychosperma macarthurii*) are to the left and a Manila Palm (*Adonidia merrillii*) to the right with a row of crotons (*Codiaeum variegatum*) growing to either side of the palms.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The right bay has at the ground level a pair of sliding doors flanked by single pane fixed windows.

The left bay contains the left-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its right side and a lava rock pilaster on the left. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor has its original clay tile pavers and is sheltered by a projecting second story balcony, which runs the length of the unit.

A set of non-historic wood double doors with recessed panels provides entry to the unit. The door opens on the living room with its white marble floor. To the left (north) of the entry is a set of non-historic double doors which open on a bedroom, currently used as an office. The room has a pair of single pane sliding windows in its west wall. Interior wood louvered shutters regulate the natural light coming through the windows. A louvered door in the east wall opens on a bathroom with a marble floor which has been completely remodeled.

Beyond the entry, along the north side of the living room is a partition wall with rounded corners which frames a built-in koa cabinet with shelves and drawers. Behind the wall is the stair to the second floor.

The living room has a two story high ceiling in its center section and 8' high ceilings at either end. In the front, west wall, a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window, open on the front yard.

The rear, east, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. This end of the living room features an 8' high, wood ceiling, the result of pushing the rear wall out to enclose the inset lanai. As a result, the side walls of this part of the living room are of lava rock. The

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doors lead out to a rear patio. Above the opening resulting from moving the rear wall outward there are four single pane fixed windows.

A large, flat arched opening at the north side of the enclosed former lanai opens on the dining room-kitchen space. Like the living room, this space has a marble floor, and its wood ceiling complements that of the former lanai. The kitchen has been remodeled and runs along the north wall. The dining-kitchen area has an 8' high ceiling and in the east wall has a pair of 8' high single pane sliding doors flanked by single pane fixed windows. These doors open on the rear patio. A louvered door in the kitchen's west wall opens on a closet.

The rear patio occupies most of the back yard area. It is paved with slate and is defined on its east and south sides by a 4' high lava rock retaining wall, with tropical vegetation above the wall. On its north side a wood fence demarcates the boundary between the back yard and the neighboring unit's yard. A projecting balcony is above the kitchen/dining area's rear doors, and a flat roof extends beyond the living room's rear wall.

A curving stair with a koa inside handrail, accesses the second floor and its two bedrooms and two baths. The stair is not original and has seventeen steps. The stair opens on a front-to-rear running hall with a carpeted floor, which occurs everywhere on the second floor except the bathrooms.

A new four panel door in the west wall of the hall opens on a lateral running hall that connects the front bedroom (to the left, or south) and its bathroom (to the right or north). The bedroom has a pair of 7' high, single pane sliding doors in its west wall. A set of four interior, wood, sliding, louvered doors provide privacy from the outside world. These sliding doors lead out to a 52" wide balcony which has a wood slat floor and a 44" high metal railing, and runs the length of the unit's façade. The front wall of the unit jogs out at the center of the balcony to accommodate an interior closet. The closet has a set of four wood louvered doors which front on the lateral running hall. The bathroom has been remodeled and is large, occupying a former bedroom and bath space. It has a pair of single pane sliding doors which access the front balcony. A pair of interior wood, louvered, sliding doors afford privacy and regulate the natural light.

The door to the rear bedroom is at the east end of the hallway. Along the bedroom's north wall a bank of four wood, louvered sliding doors conceal a closet, while a non-original door in the bedroom's west wall opens on a bathroom which has been remodeled. The bathroom has two rooms with the antechamber containing a sink on the north wall and a washer and dryer behind a bi-fold door in the south wall.

The rear bedroom's rear (east) wall has a pair of 7' high sliding doors flanked by single pane fixed windows, which access a rear balcony. The balcony has a wood slat floor and a 44" high metal railing, and runs the length of bedroom. In addition to sliding screen doors, four interior, wood, louvered sliding doors secure the windows and doors.

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The Lawrence and Audrey Pricher residence retains its historic integrity. Alterations include the refinishing of the first floor walls, the remodeling of the kitchen and bathrooms, replacement of the stair, enclosure of the rear lanai, and the addition of a bedroom mezzanine above part of the living room. These alterations are typical interior modifications found in many of the units in the La Pietra townhouse complex and do not compromise the historic character of the units within the complex. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Community Planning and Development

Historic Preservation

**Period of Significance**

1967-1971

**Significant Dates**

1971

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Louis Pursel architect

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lawrence and Audrey Pricher residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its

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associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Lawrence and Audrey Pricher residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

The Prichers purchased unit 32 of the La Pietra Townhouse development in June 1973 from the Headrich Development Company. Lawrence Pricher (1918-2007) was born in Brooklyn, New York and graduated from Dickinson College in Pennsylvania and served in the Marines during World War II. Following the war, he had a business career in New York City for twenty years, before coming to Hawaii in 1965 to serve as financial vice president of C, Brewer. He rose to the position of the company's president in 1970, and then in 1973 he joined Alexander & Baldwin, retiring in 1978 from that company as its board chairman and chief executive officer. The Prichers lived in this unit at La Pietra Townhouses until Mr. Pricher's retirement, when they relocated to Princeville, Kauai.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 6981 page 472; book 7411, page 12 and book 9195, page 66

Polk's City Directories for Honolulu, 1970-1977

Building permits associated with TMK 3-1-029:0330032

*Honolulu Star Bulletin*, "Executive led 2 'Big 5' Firms," July 26, 2007, page

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### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
  - ☐ Other State agency
  - ☐ Federal agency
  - ☐ Local government
  - ☐ University
  - ☐ Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** less than one acre

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: Bing Maps

(enter coordinates to 6 decimal places)

Latitude: 21.262619

Longitude: 157.816828

**Or**

### UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

### Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the John Hoag in 2022 as described by Tax Map Key: 3-1-029:0330032

### Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

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## 11. Form Prepared By

name/title: Don Hibbard  
organization: self  
street & number: 45-287 Kokokahi Place  
city or town: Kaneohe state: Hawaii zip code: 96744  
e-mail: \_\_\_\_\_  
telephone: (808)-542-6230  
date: October 8, 2021

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

**Owner:**

John Hoag  
3065 La Pietra Circle  
Honolulu, Hawaii 96815

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

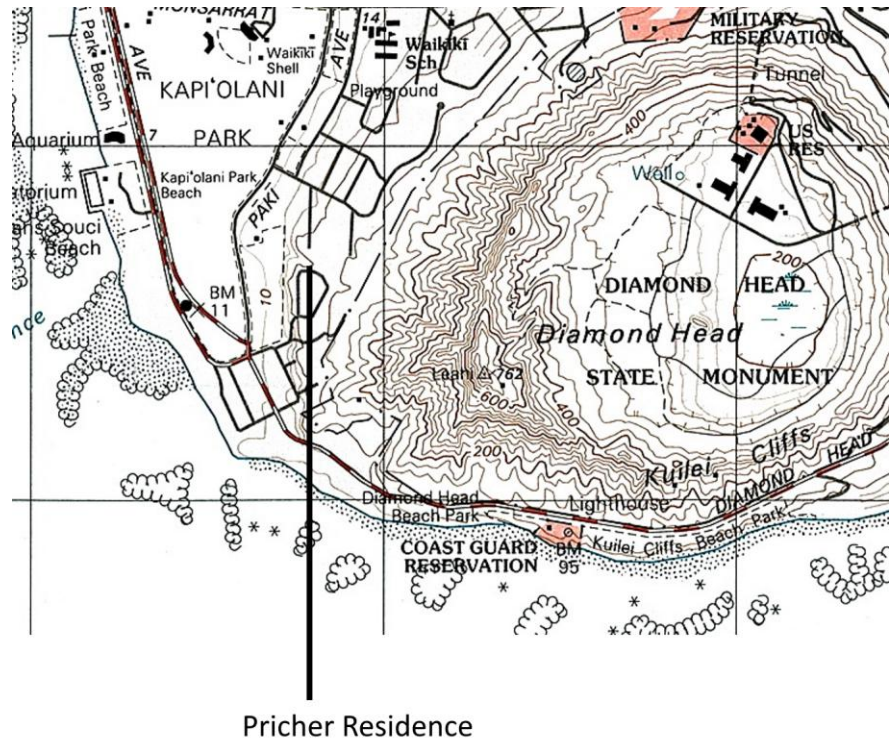
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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## USGS Map



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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the front of unit 32 from the southwest

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the side and rear of Unit32 with five car carport from the southeast

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

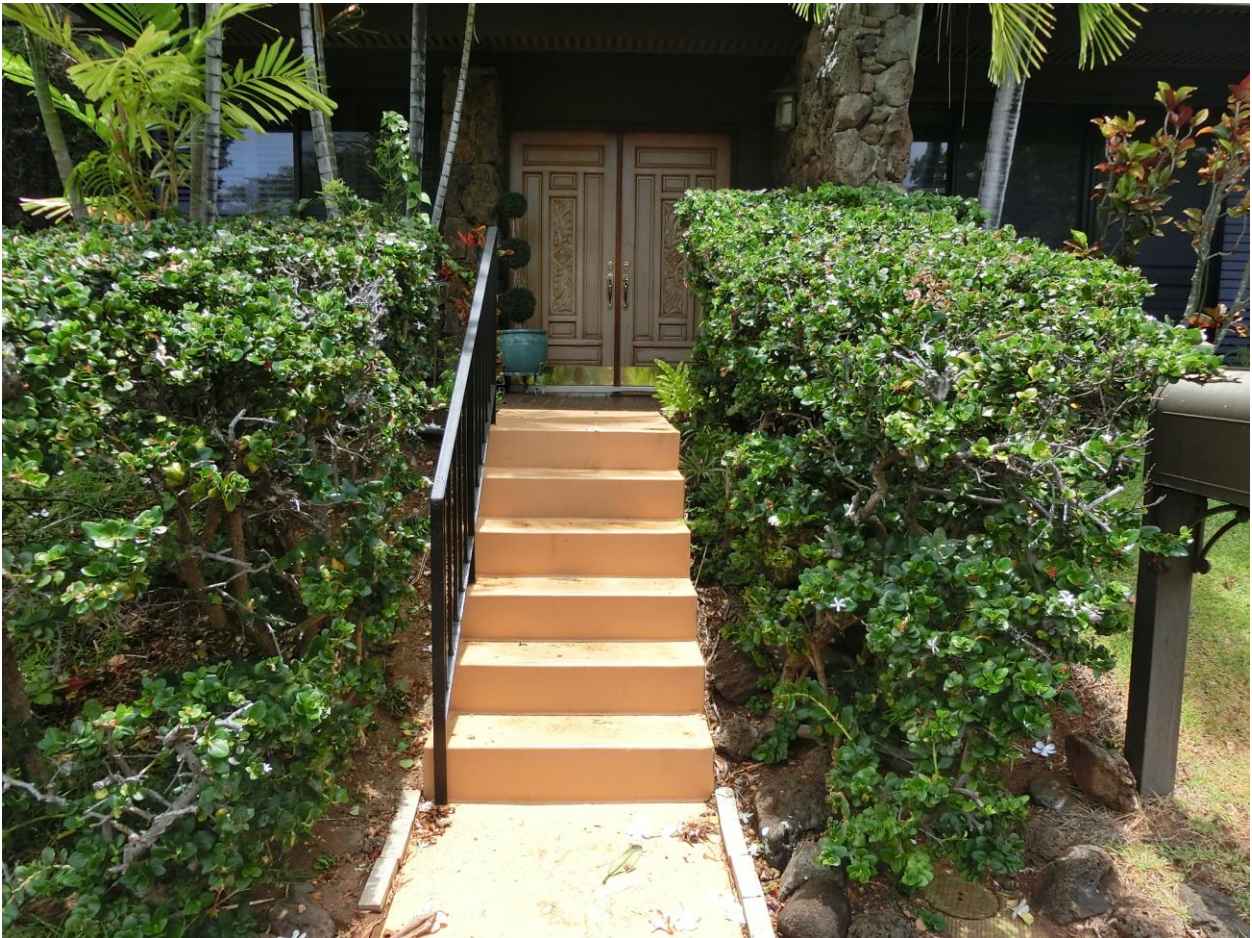
State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the front entry from the west

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La Pietra Condominium Unit 32  
Name of Property

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the front entry with original pavers from the north

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Name of Property

Honolulu

Hawaii  
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Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room from the northwest

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Name of Property

Honolulu

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County and State

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room, front entry in background, from the southeast

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Name of Property

Honolulu

Hawaii  
County and State

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the living room from the west

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Name of Property

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Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the dining area, former lanai, from the west

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the dining area and kitchen from the south

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the dining area and kitchen from the south

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the back yard from the northeast

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### Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the back yard from the north

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## Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the first floor bedroom/office from the north

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### Photo Log

Name of Property: Pricher Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: July 21, 2021

View of the second floor hall from the west

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